

Nickerson 68044

ZIP code · NE · Nebraska > Washington County > Nickerson

\$593K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$354K

MEDIAN VALUE (AVM)

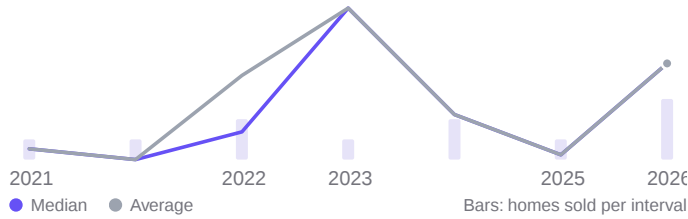
MARKET TRENDS (5 YEARS)

Sale prices

Median \$593K · Average \$593K

Growth (year over year)

Price -75.0% · Sales -87.5%



Price per square foot

\$301/ft²

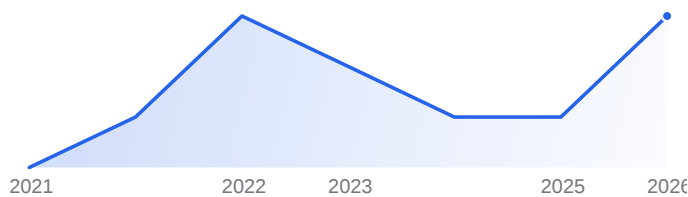
Sale premium vs estimated value

+3.3%



Annual turnover (share of homes sold)

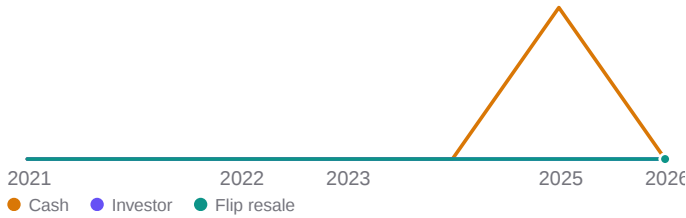
0.9%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



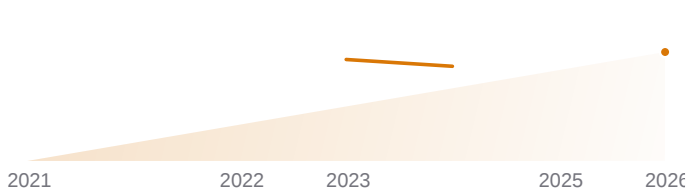
Sellers who sold at a gain

100%

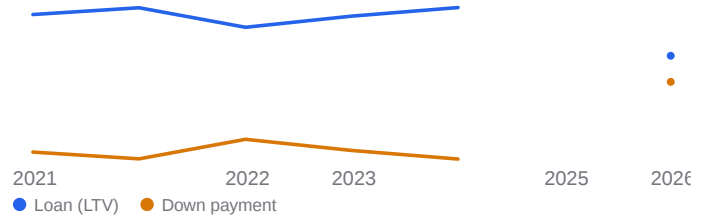


Median annualized return at resale

+7.8%

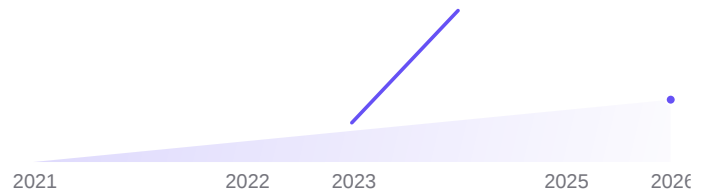


Financing (share of purchase price) Loan (LTV) 66% · Down payment 51%



Typical hold before selling

12.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	428
Median value (AVM)	\$354K
Median size	1,368 ft²
Median bedrooms	3
Median year built	1972
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.7%
Owner occupied	52%
Company owned	12%
Median loan-to-value	39%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	497
Density	13 / mi²
Median household income	\$78K
Average household income	\$88K
Crime index (US avg 100)	161
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	27
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	7.4%
Unemployment	1.2%
Average temp	50°F
Annual precip	30 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.